



AREA STATEMENT

AREA OF THE LAND = 0.9 ACRE = 3835.940 SQ.M
 PERMISSIBLE GROUND COVERAGE = 50% = 1917.970 SQ.M
 PROPOSED GROUND COVERAGE = 38.691% = 1442.92 SQ.M
 PERMISSIBLE F.A.R. = 3.329
 PROPOSED F.A.R. = 3.23641
 PERMISSIBLE BUILT-UP AREA (3835.943 SQ.M) = 12102.247 SQ.M
 PROPOSED BUILT-UP AREA = 12092.820 SQ.M
 UNDER GROUND FIRE PUMP ROOM = 44.850 SQ.M
 GROUND FLOOR AREA = 1155.820 SQ.M
 (SERVICES + 183.730 + PARKING = 971.790 SQ.M)
 TYPICAL FLOOR (1ST TO 12TH FLOOR)
 FSB 38-47E S1 = 1087.37 X 121 = 12814.448 SQ.M
 FLAT AREA = 845.45X121 = 10145.04 SQ.M
 SERVICE AREA = 222.42X121 = 2691.04 SQ.M

TOTAL AREA = 14014.550 SQ.M
 AREA EXEMPTED FOR STAIR = 637.940 SQ.M
 AREA EXEMPTED FOR LOBBY = 312.000 SQ.M
 TOTAL AREA = 949.940 SQ.M
 PARKING AREA = 971.790 SQ.M
 TOTAL EXEMPTED AREA = 1021.730 SQ.M
 BUILT-UP AREA FOR F.A.R. = 12092.820 SQ.M
 (14014.550 - 1921.730)

REQUIRED PARKING = NOS.
 BUILDING HEIGHT = 40 M.
 TOTAL ROOF STRUCTURE = 64.28 SQ.M
 STAIR ROOF = 44.85 SQ.M
 O.H.W.R. = 106.13 SQ.M

CURBOARD AREA (TYP. FLOOR 1ST TO 12TH)
 @ 37.14 X 12 = 445.68 SQ.M

PARKING CALCULATION
 One car parking space to be provided for every 130 sqm. of floor area above a total floor area of 600 sqm up to 5000 sqm.
 Required parking = (600/130) = 4.615 nos.
 One car parking space to be provided for every 120 sqm. of floor area above a total area of 5000 sqm up to 5000 sqm. Required parking = (5000/120) = 41.667 nos.
 One car parking space to be provided for every 110 sqm. of floor area above a total area of 5000 sqm up to 12092.820 sqm. Required parking = (12092.820-5000)/110 = 64.480 nos.

PARKING PROVIDED = 36 NOS. (COVERED)
 PARKING PROVIDED = 40 NOS. (OPEN)
 TOTAL = 76 NOS.
 SCOOTER PARKING PROVIDED = 68 NOS. (COVERED)
 SCOOTER PARKING PROVIDED = 22 NOS. (OPEN)
 TOTAL = 90 NOS.

SPECIFICATION
 1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED
 2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS MENTIONED
 3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:4:10 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING
 4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT AS PER IS 1786. ALL R.C.C. WORKS ARE IN THE RATIO M 25
 5. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEAM UNDERGROUND
 6. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION

DOOR & WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	LANTEL	NO.	WIDTH	HEIGHT
W1	1500	1800	2100	W2	1500	2100
W3	1200	1500	1800	W4	1200	1500
W5	1000	1200	1500	W6	1000	1200
W7	800	1000	1200	W8	800	1000
W9	600	800	1000	W10	600	800
W11	400	600	800	W12	400	600
W13	300	400	600	W14	300	400
W15	200	300	400	W16	200	300

PROJECT
 PROPOSED G + 15 STORED RESIDENTIAL BUILDING OF AFFORDABLE APARTMENT AT PREMISES NO. 561, BONHOODLY ARABLE LAND (POPULARLY KNOWN AS BARANAGAR TENEMENT SCHEME), R.S. PLOT NO. 30/1, KHATIAN NO. (L) 2 AND R.S. PLOT NO. 30/2 PART-WESTERN PORTION, KHATIAN NO. 4, WARD NO. 16, P.S. BARANAGAR, KOLKATA-700108.

TITLE
 GROUND FLOOR PLAN WITH SITE, ELEVATION, UNDER GROUND RESERVOIR & S.T.P. DETAILS.

EDEN REALTY VENTURES PVT. LTD.
 Director

SIGNATURE OF OWNER & SEAL
 V. Sengupta
 Koushik Sengupta
 BE (CIVIL) (STRUCTURE)
 Address: 512, MANJURANGI, BARANAGAR, KOLKATA-700051

SIGNATURE OF ARCHITECT & SEAL
 MALAY KUMAR GHOSH
 Regn. No. CA/92/14854
 35A, Dr. Sarat Banerjee Road, Kolkata-700 029

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SIGNATURE OF ARCHITECT & SEAL
 RIBEK, KUSHI MULLICK
 I.E.S.E. - 1/76
 Address: 35A, Dr. Sarat Banerjee Road, Kolkata-700 029

DESIGNED M.G. DRG. NO. BON/AL/MSD/01
 CHECKED SCALE 1:100
 DEALT SUBRATA DATE 10.01.2017

ARCHITECT
 ESPACE
 35-A, DR. SARAT BANERJEE ROAD, KOLKATA-700029
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Overall Ground Floor plan
Site elevation, UGR & STP. (A-01)

Sanctioned by the Councilors at
their meeting held on 21.6.19
Vide Item No. 4 (XII) 5(D)

Information should be given
to the concerned authorities



Any deviation or alteration
requires prior sanction of
the Municipal Authority

Assistant Engineer
P.W. Department
Baranagar Municipality

SANCTIONED

Chairman
Baranagar Municipality

স্বাক্ষরিত তারিখ: 21.06.19
সংখ্যা: 4(XII) 5(D)

অনুমোদিত নম্বর

Sanctioned Valid Upto 20.06.20

Overall Ground Floor plan
Site elevation, UGR & STP.

স্বাক্ষরিত তারিখ: 21.06.19
সংখ্যা: 4(XII) 5(D)

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Sanctioned Valid Upto 20.06.20